

Part 8: Individual Chapter 11 Debtors (Only)

- | | |
|--|-----|
| a. Gross income (receipts) from salary and wages | \$0 |
| b. Gross income (receipts) from self-employment | \$0 |
| c. Gross income from all other sources | \$0 |
| d. Total income in the reporting period (a+b+c) | \$0 |
| e. Payroll deductions | \$0 |
| f. Self-employment related expenses | \$0 |
| g. Living expenses | \$0 |
| h. All other expenses | \$0 |
| i. Total expenses in the reporting period (e+f+g+h) | \$0 |
| j. Difference between total income and total expenses (d-i) | \$0 |
| k. List the total amount of all postpetition debts that are past due | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/ Alan Gomperts

Signature of Responsible Party

Manager

Title



Alan Gomperts

Printed Name of Responsible Party

12/20/2024

Date

Seaton Investments, LLC
Preliminary Balance Sheet
As of November 30, 2024

	Nov 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Farmers and Merchants - Tax Acc	200.00
Farmers and Merchants Checking	359,472.45
Total Checking/Savings	359,672.45
Other Current Assets	
Intercompany Receivable - SLA	-7,000.00
Intercompany Receivable - SR	155,910.00
Total Other Current Assets	148,910.00
Total Current Assets	508,582.45
Fixed Assets	
Accumulated Depreciation	-2,341,060.83
Buildings	13,911,623.00
Land	13,902,730.39
Leasehold Improvements	2,581,707.64
Total Fixed Assets	28,055,000.20
Other Assets	
capitalized interest on bldg	1,015,326.13
Construction in process	12,903,690.87
Construction Reserve	2,527.33
Intangible Asset	
Accum. Amortization loan fees	-839,725.00
Prepaid loan fees	839,725.43
Total Intangible Asset	0.43
Total Other Assets	13,921,544.76
TOTAL ASSETS	42,485,127.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
KDM- LOC	2,507,292.98
Loan Payable - Broadway Avenue	-250.00
Payable Colyton	-5,404,617.87
Tenant Security Deposits Held	313,356.75
Total Other Current Liabilities	-2,584,218.14
Total Current Liabilities	-2,584,218.14
Long Term Liabilities	
Loan - KDM	
Colyton's share on KDM loan	8,968,306.28
Loan - KDM - Other	26,131,693.72
Total Loan - KDM	35,100,000.00
Member Loans	600,000.00

Total Long Term Liabilities	<u>35,700,000.00</u>
Total Liabilities	33,115,781.86
Equity	
Capital, Alan Gomperts	-2,652,226.00
Capital, Daniel Halevy	-2,652,225.00
Capital, Simon Harkam	-954,800.00
Capital, Sue Halevy	17,405,215.22
Retained Earnings	-1,908,473.65
Net Income	<u>131,854.98</u>
Total Equity	9,369,345.55
TOTAL LIABILITIES & EQUITY	<u><u>42,485,127.41</u></u>

Seaton Investments, LLC
Preliminary Profit & Loss
November 2024

	Nov 24
Ordinary Income/Expense	
Income	
Rental Income	269,813.46
Total Income	269,813.46
Expense	
Bank Service Charges	37.06
Insurance Expense	10,236.32
Managment Fees	2,500.00
Utilities	1,520.00
Total Expense	14,293.38
Net Ordinary Income	255,520.08
Net Income	255,520.08

Seaton Investments, LLC
Preliminary Statement of Cash Flows
November 2024

	Nov 24
OPERATING ACTIVITIES	
Net Income	<u>255,520.08</u>
Net cash provided by Operating Activities	<u>255,520.08</u>
Net cash increase for period	255,520.08
Cash at beginning of period	<u>104,152.37</u>
Cash at end of period	<u><u>359,672.45</u></u>

		Retainer Paid		Fees Approved by Court		Expenses Approved by Court		Retainer Applied		Fees Paid (over retainer)		Expenses Paid (over retainer)	
Professional/Role	Date of Retention	Prepetition	At Petition Date	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative
Weintraub Zolkin Talerico & Selth LLP (Insolvency Counsel)	5/28/24 effective as of 3/19/24	\$ 65,000.00	\$ 35,313.50	\$ -	\$ -	\$ -	\$ -		\$ 35,313.50	\$ -	\$ -	\$ -	\$ -

Seaton Investments, LLC
Insurance Schedule

<u>Insurance Carrier</u>	<u>Insurance Type</u>	<u>Policy Number</u>	<u>Expiration Date</u>	<u>Date Premium Paid</u>
Associated Industries Insurance Co, Inc	431 Colyton buildings	SLSTPTY12067624	6/10/25	5/29/24
SENECA	440 Seaton Building	SLSTPTY12067624	6/5/25	5/29/24
James River Insurance	General Liability	00097801-3	11/30/24	9/2/24
AmWINS Insurance Brokerage, LLC - San Francisco CA	General Liability	0100334807-0	11/30/25	11/21/24

Seaton Investments, LLC
Reconciliation Summary
Farmers and Merchants Checking, Period Ending 11/30/2024

	Nov 30, 24
Beginning Balance	103,952.37
Cleared Transactions	
Checks and Payments - 5 items	-14,293.38
Deposits and Credits - 5 items	269,813.46
Total Cleared Transactions	255,520.08
Cleared Balance	359,472.45
Register Balance as of 11/30/2024	359,472.45
Ending Balance	359,472.45



SEATON INVESTMENTS LLC
DIP CASE 2:24-BK-12079-VZ
OPERATING ACCOUNT
264 S OAKHURST DR
BEVERLY HILLS CA 90212-3504

Where
Tradition & Technology
Come Together

Important Information Regarding
2024 IRS 1099-INT Tax Statements
See insert for details.

Account Title

Seaton Investments LLC
DIP Case 2:24-bk-12079-VZ
Operating Account

Bankruptcy Trustee Summary

Account Number	5619	Number of Enclosures	2
Beginning Balance	103,952.37	Statement Dates	11/01/24 thru 12/01/24
5 Deposits/Credits	269,813.46	Days in the statement period	31
5 Checks/Debits	14,293.38	Average Ledger	184,857.64
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	359,472.45		

Deposits and Other Credits

Date	Description	Amount
11/01	WGW SALES INC ACH ITEM 042000016481164 1260516436 PPD Seaton Investments	6,606.42
11/18	ACQUA ANCIENT BA 1352828991 RENT OCTOBER 2SEATON INVESTMEN DEP004823 05100001558CCD	43,802.54
11/18	ACQUA ANCIENT BA 1352828991 RENT NOVEM 24LSEATON INVESTMEN DEP004825 05100001626CCD	104,452.25

Continued on next page

Questions? Call us: (866) 437-0011



Bankruptcy Trustee

5619 (continued)

Deposits and Other Credits

Date	Description	Amount
11/21	Mobile Deposit - Checking	10,500.00
11/29	ACQUA ANCIENT BA 1352828991 RENT DECEMBER SEATON INVESTMEN DEP004862 05100001965CCD	104,452.25

Checks and Other Debits

Date	Description	Amount
11/05	AFS IBEX D994718146 1073-2933299 SEATON INVESTMEN ACH PMNTS 07397218317CCD	2,267.44-
11/05	Account Analysis Charge	37.06-
11/21	ACRISURE PARTNER 8263863381 CZ10000APG0XC SEATON INVESTMEN J2348 OOF 11100002022CCD TRN*1*CZ10000APG0XC\RMR*IK*ACRISURE PARTNERS WEST COAST I\	7,968.88-

Checks In Number Order

Date	Check#	Amount	Date	Check#	Amount	Date	Check#	Amount
11/18	1018	1,520.00	11/20	1019	2,500.00			

* Denotes missing check numbers

Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
11/01	110,558.79	11/18	254,989.08	11/21	255,020.20
11/05	108,254.29	11/20	252,489.08	11/29	359,472.45

End of Statement

Thank you for banking with Farmers & Merchants Bank.



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FMB-Mobile 2.0



F&M Bank does not charge for this service, however, your wireless carrier may charge you fees related to this service.

Questions? Call us: (866) 437-0011



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NMLS# 537388





SEATON INVESTMENTS LLC
CASE 2:24-BK-12079-VZ
1018
90-1191222
Date November 1, 2024
Pay to the Order of Alta Plo Fire, Inc. \$ 1,520.00
Fifteen hundred & twenty Dollars
Farmers & Merchants Bank
San Juan Capistrano Office
fmb.com (855) 410-9747
For Alan Montoya 09928 09927
1018 111824

1018 \$1,520.00 Posted Date 11/18/2024

SEATON INVESTMENTS LLC
CASE 2:24-BK-12079-VZ
1019
90-1191222
Date Nov 19, 2024
Pay to the Order of Almighty Builders, Inc. \$ 2,500.00
Twenty five hundred Dollars
Farmers & Merchants Bank
San Juan Capistrano Office
fmb.com (855) 410-9747
For Maryann Lee
1019 112024

1019 \$2,500.00 Posted Date 11/20/2024



November 1, 2024

Important Information Regarding 2024 IRS 1099-INT Tax Statements

Dear Valued F&M Bank Client,

A new format is on the way for 2024 IRS 1099-INT tax statements issued by F&M Bank.

What is changing?

F&M Bank will no longer mail IRS 1099-INT tax statements for individual accounts. Beginning in January 2025, F&M will mail a consolidated IRS 1099-INT tax statement aggregating all active interest-bearing accounts by client name, Tax Identification Number, and address during the prior tax year. The new IRS 1099-INT tax statement will report the client's total interest earned during the year in addition to the individual interest earnings for each account. **Please note, 1099-INT tax statements for individual accounts will still be available via F&M's Online & Mobile Banking, if the client is enrolled in online banking and eStatements.**

Why is F&M Bank making this change?

To comply with federal law, and for your security, and convenience. Notices sent electronically will not be impacted by this change.

Where will my IRS 1099-INT tax statement be sent?

All IRS 1099-INT tax statements will be sent to a client's primary mailing address on file with F&M Bank. If you have indicated an alternate address for specific accounts, the IRS 1099-INT tax statement will be sent to the primary mailing address associated with the accountholder's Social Security Number. Please note, your primary address must be a physical address and not a P.O. Box.

In addition, only clients with interest-bearing accounts should expect to receive an IRS 1099-INT tax statement.

What if I want my IRS 1099-INT tax statement sent to a different address?

Please contact F&M Bank at 562-344-2058 to change the mailing address for your IRS 1099-INT tax statement between the hours of 7am to 9pm Monday through Friday, 8am to 9pm Saturday, and 8am to 5pm Sunday, PT. Clients registered for F&M's Online Banking and enrolled in eStatements/eNotices may also retrieve their IRS 1099-INT tax statements for individual accounts through F&M Bank's eNotices located within Online & Mobile Banking.

We appreciate your understanding and thank you for being an F&M Bank Client.

Sincerely,
Farmers & Merchants Bank

Seaton Investments, LLC
Reconciliation Summary
Farmers and Merchants - Tax Acc, Period Ending 11/30/2024

	Nov 30, 24
Beginning Balance	200.00
Cleared Balance	200.00
Register Balance as of 11/30/2024	200.00
Ending Balance	200.00



SEATON INVESTMENTS LLC
DIP CASE 2:24-BK-12079-VZ
TAX ACCOUNT
264 S OAKHURST DR
BEVERLY HILLS CA 90212-3504

Where
Tradition & Technology
Come Together

Important Information Regarding
2024 IRS 1099-INT Tax Statements
See insert for details.

Account Title

Seaton Investments LLC
DIP Case 2:24-bk-12079-VZ
Tax Account

Bankruptcy Trustee Summary

Account Number	5627	Number of Enclosures	0
Beginning Balance	200.00	Statement Dates	11/01/24 thru 12/01/24
Deposits/Credits	0.00	Days in the statement period	31
Checks/Debits	0.00	Average Ledger	200.00
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	200.00		

Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
11/01	200.00				

End of Statement

Thank you for banking with Farmers & Merchants Bank.

Questions? Call us: (866) 437-0011



Bankruptcy Trustee

5627 (continued)



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F&M Bank does not charge for this service, however, your wireless carrier may charge you fees related to this service.

Questions? Call us: (866) 437-0011



FMB.com

NMLS# 537388





November 1, 2024

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We appreciate your understanding and thank you for being an F&M Bank Client.

Sincerely,
Farmers & Merchants Bank

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

11766 Wilshire Blvd, Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled (*specify*): **MONTHLY OPERATING REPORT – NOVEMBER 30, 2024** will be served or was served (**a**) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (**b**) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) December 20, 2024, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See attached NEF Service List

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

December 20, 2024
Date

Martha E. Araki
Printed Name

/s/ Martha E. Araki
Signature

Seaton Investments, LLC – Jointly Administered

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- Attorneys for Corporate Debtors Seaton Investment, LLC, Colyton Investments, LLC, Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC.: **Derrick Talerico:** dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com; admin@wztslaw.com
- Attorneys for Individual Debtors Alan Gomperts, Daniel Halevy, Susan Haley: **Zev Shechtman, Carol Chow, Turner Falk, Ryan Coy:** zev.shechtman@saul.com; zshechtman@ecf.inforuptcy.com; carol.chow@saul.com; easter.santamaria@saul.com; turner.falk@saul.com; ryan.coy@saul.com
- Attorneys for Creditor First Foundation Bank: **Scott R Albrecht:** scott.albrecht@sgsattorneys.com; jackie.nguyen@sgsattorneys.com
- Attorneys for Creditor Korth Direct Mortgage, Inc.: **Tanya Behnam, Garrick Vanderfin:** tbehnam@polsinelli.com; tanyabehnam@gmail.com; ccripe@polsinelli.com; ladocketing@polsinelli.com; gvanderfin@polsinelli.com; jnava@polsinelli.com; zyoung@polsinelli.com; mschuster@polsinelli.com;
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Jacquelyn H Choi:** jacquelyn.choi@rimonlaw.com; docketingsupport@rimonlaw.com
- Attorneys for Creditor United States of America on behalf of the Internal Revenue Service: **Robert F Conte:** robert.conte@usdoj.gov; caseview.ecf@usdoj.gov; usacac.tax@usdoj.gov
- Courtesy NEF/Interested Party: **Christopher Cramer:** secured@becket-lee.com
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Christopher Crowell:** ccrowell@hrhlaw.com
- Attorneys for Creditors Archway Real Estate Income Fund I SPE I, LLC, Archway Broadway Loan SPE, LLC, fka Archway Real Estate Income Fund I REIT, LLC, Archway Real Estate Income Fund, and Plaintiff Archway Broadway Loan SPE, LLC: **Michael G. Fletcher, Bruce D. Poltrock, Paige Selina Poupart, Gerrick Warrington:** mfletcher@frandzel.com; ppoupart@franddzdel.com; gwarrington@frandzel.com; bpoltrock@frandzel.com; sking@frandzel.com; achase@frandzel.com
- Attorneys for Creditor Wells Fargo National Bank West: **Todd S Garan:** ch11ecf@aldridgepите.com; TSG@ecf.inforuptcy.com; tgaran@aldridgepите.com
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Richard Girgado:** rgirgado@counsel.lacounty.gov
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jacqueline L James:** jjames@hrhlaw.com
- Courtesy NEF/Interested Party Avi Muhtar: **Avi Edward Muhtar:** amuhtar@eaccidents.com
- Attorneys for Creditor AIRE Ancient Baths Los Angeles, LLC: **David B Shemano:** dshemano@shemanolaw.com
- Attorneys for Creditor Wells Fargo Bank, N.A.: **Jennifer C Wong:** bknotice@mccartyholthus.com; jwong@ecf.courtdrive.com
- US Trustee's Office: ustregion16.la.ecf@usdoj.gov; **Kelly L. Morrison:** Kelly.l.morrison@usdoj.gov